

July 29, 2003

Held

This special meeting of the Colerain Township Board of Trustees was called to order at 6:33 PM, Tuesday, July 29, 2003 by President Keith Corman. The Board was in full attendance. Mr. Corman led the pledge to the flag.

PUBLIC HEARING

Kathy Creeger presented Zoning Case #2003-03.

Ralph Meierjohn, the applicant, and Joe Trauth, the applicant's attorney, were in attendance.

A photo presentation was given.

Mike Collins, 5946 Country Hill Drive – Ameritek Sales & Marketing Director
Joe Trauth, 108 East Fourth Street, Representing Ameritek Homes – made his argument for the development of this project.

Those in attendance to address the Board:

Craig Williams, 6109 Thompson Road – discussed his main concerns with the project which are safety, aesthetics, Ameiteck's intentions. He feels issues to be addressed are Greenspace pledges, and an historical cemetery on the property.

Jason Hessel, 6143 Thompson Road – had questions about possible rental of the condos. He has pledged property for Greenspace and has received a Conservationist Award.

Gary Frantzreb, 7037 Thompson Road – provided the surrounding environmental housing in the area.

Norbert Meyer, Sr., 6060 Thompson Road – commented on other developments off of Springdale Road. More consideration should be given to residents.

Carl Thompson, Jr., 6364 Thompson Road – brought attention to value of surrounding property after construction.

Keith Kelley, 6090 Thompson Road – stated that he has done research of dwellings in the area. This development will not be a part of the community, it will be the community. He addressed the Greenspace issue.

Chris Helmers, 8270 Daleview Road– stated that traffic and water are his main concerns.

Paul Helmers, 8270 Daleview Road – is opposed to this development. He is afraid renters will reside in these condos. He will sell his property and move to Indiana. Neighbors like the country atmosphere.

David Tiettmeyer, 6083 Thompson Road – is opposed to the development. Traffic is an issue. The development will reduce current property values. He cited the zoning code and the sound study.

Mike Meyers, 6364 Thompson Road – traffic is the main issue.

Herm Jesse, 5962 Thompson Road – traffic is the main concern.

Arlice Bell, 6543 Thompson Road - questioned if DD refers to multi-family or rental. Mr. Garry responded. She contacted Green Township's Chief Suder regarding crime statistics for this type of development. Shee would not feel safe

July 29, 2003

Held

with this type of development. She cited problems with septic tanks. Soil is not suitable for this type of development.

Joseph Hart, 6089 Thompson Road – adjacent to access road for the development. The View from his property will be the back of a three story building. Commented about wildlife in the area.

Ward Garibart, 6049 Springdale Road – has concerns with traffic, drainage and erosion.

Christine Freyberg, 9458 Brehm – owns property at 6613 Thompson. Discussed her concerns for wildlife, greenspace, traffic, sewage, sub-leasing and property depreciation.

Robert Clippard, 6515 Thompson Road – the development is uncharacteristic to the area. He has concerns with sanitation, storm sewers, and traffic.

Terry Lyons, 6826 Thompson Road – preservation of rural life is his main issue, as well as a decrease in property values. Feels the Board should not grant a variance to Zoning laws.

Rose Weichold, 5954 Springdale Road – discussed traffic accidents. She is opposed to the development.

Wayne Dittmer, 7289 Forfeit Run Road – asked if Greenspace will be made in a land conservancy?

Phyllis Cowlin, 6095 Thompson Road – questioned the maintenance of the emergency access road.

Ron Hollstein, 6081 Thompson Road – questioned the buffer between his property and the condo development.

Paul Schwab, 6204 Springdale Road – opposes the development.

Carol Potts, 6808 Thompson Road – had a show of conservationists in attendance.

Don Helcher, 7710 Forfeit Run Road – would like the community to remain as is.

Dave Shay, 74 84 Daleview Road – opposed to any condos.

Mrs. Rielage motioned to close the public address. Mr. Fiedeldey seconded the motion.

| | |
|---------------|-------|
| Mrs. Rielage | "Aye" |
| Mr. Fiedeldey | "Aye" |
| Mr. Corman | "Aye" |

At 8:30 p.m., Mr. Fiedeldey motioned to recess for ten minutes. Mrs. Rielage seconded the motion.

| | |
|---------------|-------|
| Mr. Fiedeldey | "Aye" |
| Mrs. Rielage | "Aye" |
| Mr. Corman | "Aye" |

July 29, 2003

Held

The meeting reconvened at 8:45 p.m.

Mike Collins addressed issues raised by residents.

Mr. Fiedeldey questioned why the developer wants to change the Zoning.

Mr. Trauth repeated that a study had been done. Single family is not economically feasible. The land cannot be developed with condos, as zoned.

Mr. Fiedeldey cannot understand why they would not develop it as zoned.

Mr. Fiedeldey questioned the dates of purchase, etc. He questioned if the land was purchased as an investment. He feels there is a better way to do this project. He read the letter sent to Mr. Spriggs by the developer back in April. 'We see this as the highest and best use' is a comment that bothers Mr. Fiedeldey. This leads him to believe there is something better. He had staff contact ODOT regarding the sound study. It was pointed out that at least a ten minute study should have been done, as opposed to the one minute study performed.

Joe Trauth pointed out the regulation of sound study requirements of the highway administration. One minute is the minimum time required for a sound study. ODOT has nothing to do with it.

Mr. Fiedeldey read housing prices for homes that abut highways for several different areas within the Township.

Joe Trauth made his argument for the zone change to multiple family dwellings.

Mr. Fiedeldey stated that the residents are right. He feels this development is totally out of character for the area and for the Township. He is confused. According to his calculations, \$1,490,000 is what was paid. The Hamilton County Auditor valued this at \$400,000. This is 365% more than the Auditor says the value is. He can't believe they made such a bad choice to purchase this property.

Mr. Fiedeldey says storm water regulations need to be revised.

Mr. Corman questioned other multifamily developments that were referenced. He questioned sewer easements and who would be responsible.

Mr. Fiedeldey believes there is a way to develop the land other than the highest and best use. He does not buy that condos are what will sell. The timing is wrong for this type of development.

Mr. Fiedeldey motioned to uphold the decision of the Zoning Board because the development is out of character, because of water problems, traffic, and because they did not attempt to development at current Zoning.

Mrs. Rielage questioned Mr. Garry if Mr. Fiedeldey's reasons should be part of the motion, or his own personal reasons. It is up to the Board. Mrs. Rielage seconded the motion.

| | |
|---------------|-------|
| Mr. Fiedeldey | "Aye" |
| Mrs. Rielage | "Aye" |
| Mr. Corman | "Aye" |

RECORD OF PROCEEDINGS
SPECIAL

Minutes of _____

Meeting _____

BARRETT BROTHERS, PUBLISHERS, SPRINGFIELD, OHIO

Form 6101

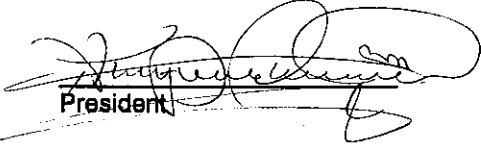
July 29, 2003

Held _____

There being no further business to be brought before the Board, a motion to adjourn the meeting at 9:25 PM was made by Mrs. Rielage and seconded by Mr. Fiedeldey.

| | |
|---------------|-------|
| Mrs. Rielage | "Aye" |
| Mr. Fiedeldey | "Aye" |
| Mr. Corman | "Aye" |

Clerk


President